

# TEXAS TRANSPORTATION COMMISSION

TARRANT County

## MINUTE ORDER

Page 1 of 1

FORT WORTH District

In the City of Fort Worth, Tarrant County, on SH 360, the State of Texas acquired an easement interest in certain land by an instrument recorded in Volume 5530, at Page 227, Deed Records of Tarrant County, Texas.

A portion of the easement, which portion is encumbering the real property described in Exhibit A (the tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may release an easement interest no longer needed for a state highway purpose to the owner of the fee in the encumbered property.

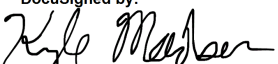
The Dallas-Fort Worth International Airport Board is the owner of the fee interest in the encumbered property and has requested to purchase the easement interest for \$126,358.

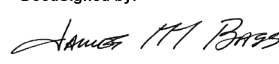
The commission finds \$126,358 to be a fair and reasonable value of the state's right, title, and interest in the easement interest.

IT IS THEREFORE ORDERED by the commission that the easement interest in the tract, described in Exhibit A, is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the easement interest to the Dallas-Fort Worth International Airport Board for \$126,358.

Submitted and reviewed by:

Recommended by:

DocuSigned by:  
  
BDEF0413AC9E4EC...  
Director, Right of Way Division

DocuSigned by:  
  
A26620BA647D4BD...  
Executive Director

115864 Sept. 24, 2020

| Minute<br>Number | Date<br>Passed |
|------------------|----------------|
|------------------|----------------|

Requestor: American Airlines  
County: Tarrant  
Highway: State Highway 360  
R.O.W. CSJ: 2266-02-155

**PROPERTY DESCRIPTION**  
**TRACT 17-16**

**BEING**, a tract of land located in the Vincent J. Hutton Survey, Abstract No. 681, City of Euless, Tarrant County, Texas; said tract also being a part of that tract of land described in a Deed and Assignment to Dallas-Fort Worth Regional Airport Board recorded in Volume 6653, Page 863 of the Deed Records, Tarrant County, Texas and being part of a Drainage Easement to the State of Texas, as recorded in Volume 5530, Page 227, Deed Records, Tarrant County, Texas (DRTCT) and being further described by metes and bounds as follows:

**BEGINNING**, at a 5/8-inch iron rod with "DFW BOUNDARY" cap found at the north end of a right-of-way corner clip at the intersection of the west right-of-way line of State Highway 360 (a variable width right-of-way) and the south right-of-way line of F.A.A Boulevard (a 60 foot right-of-way); said point also being the northeast corner of said Dallas-Fort Worth Regional Airport Board tract and being 408.31 feet right of and at right angles to survey centerline station 72+51.79 of said State Highway 360;

**THENCE**, departing the said south right-of-way line of F.A.A. Boulevard and the north line of said Dallas-Fort Worth Regional Airport Board tract, and over and across said Dallas-Fort Worth Regional Airport Board tract and said Drainage Easement the following nine (9) calls:

- 1) South 16 degrees 13 minutes 31 seconds East, a distance of 100.90 feet to a 60d nail set for corner;
- 2) North 89 degrees 20 minutes 44 seconds East, a distance of 12.06 feet to a 60d nail set for corner;
- 3) South 00 degrees 39 minutes 16 seconds East, a distance of 49.19 feet to a 60d nail set for corner;
- 4) North 89 degrees 20 minutes 45 seconds East, a distance of 18.48 feet to a 60d nail set for corner;
- 5) South 00 degrees 39 minutes 16 seconds East, a distance of 67.74 feet to a 60d nail set for corner; and the beginning of a curve to the left;
- 6) Along the arc of the said curve to the left; having a central angle of 91 degrees 48 minutes 18 seconds, a radius of 14.00 feet and a chord bearing and distance of South 46 degrees 33 minutes 25 seconds East, 20.11 feet, an arc distance of 22.43 feet to a 60d nail set for corner;
- 7) North 87 degrees 32 minutes 27 seconds East, a distance of 20.70 feet to a 60d nail set for corner;
- 8) North 08 degrees 16 minutes 18 seconds West, a distance of 31.44 feet to a 60d nail set for corner'

**PROPERTY DESCRIPTION**  
**TRACT 17-16**

9) North 82 degrees 06 minutes 58 seconds East, a distance of 11.13 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the said west right-of-way line of State Highway 360, the east line of said Dallas-Fort Worth Regional Airport Board tract, the east line of said Drainage Easement and the beginning of a curve to the left;

10) **THENCE**, along the said west right-of-way line of State Highway 360, the east line of said Dallas-Fort Worth Regional Airport Board tract, the east line of said Drainage Easement, and along the arc of the said curve to the left; having a central angle of 03 degrees 47 minutes 45 seconds, a radius of 1,462.40 feet and a chord bearing and distance of South 09 degrees 12 minutes 22 seconds East, 96.87 feet, an arc distance of 96.88 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; from which a 5/8-inch iron rod with "DFW BOUNDARY" cap found, bears South 12 degrees 14 minutes 27 seconds East, a distance of 58.03 feet;

**THENCE**, departing the said west right-of-way line of State Highway 360, the east line of said Dallas-Fort Worth Regional Airport Board tract, the east line of said Drainage Easement and over and across said Dallas-Fort Worth Regional Airport Board tract the following eleven (11) calls:

11) South 79 degrees 31 minutes 56 seconds West, a distance of 11.09 feet to a 60d nail set for corner;

12) North 10 degrees 23 minutes 12 seconds West, a distance of 17.49 feet to a 60d nail set for corner;

13) South 89 degrees 25 minutes 26 seconds West, a distance of 28.51 feet to a 60d nail set for corner, and the beginning of a curve to the right;

14) Along the arc of the said curve to the right; having a central angle of 90 degrees 04 minutes 41 seconds, a radius of 14.00 feet and a chord bearing and distance of South 44 degrees 23 minutes 05 seconds West, 19.81 feet an arc distance of 22.01 feet to a 60d nail set for corner;

15) South 00 degrees 39 minutes 16 seconds East, a distance of 38.47 feet to a 60d nail set for corner;

16) South 70 degrees 28 minutes 40 seconds East, a distance of 19.21 feet to a 60d nail set for corner;

17) South 00 degrees 58 minutes 45 seconds East, a distance of 12.95 feet to a 60d nail set for corner in the south line of said Drainage Easement;

18) South 77 degrees 02 minutes 51 seconds West, along the said south line of the Drainage Easement, a distance of 81.27 feet to an "X"-cut set for corner at the southwest corner of said Drainage Easement;

**PROPERTY DESCRIPTION**  
**TRACT 17-16**


- 19) North 04 degrees 16 minutes 51 seconds East, along the west line of said Drainage Easement, a distance of 114.11 feet to an "X"-cut set for corner;
- 20) North 06 degrees 57 minutes 09 seconds West, continuing along the said west line of the Drainage Easement, a distance of 109.05 feet to an "X"-cut set for corner;
- 21) North 18 degrees 03 minutes 51 seconds West, continuing along the said west line of the Drainage Easement, a distance of 148.73 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the said south right-of-way line of F.A.A. Boulevard and the north line of said Dallas-Fort Worth Regional Airport Board tract; said point also being the northwest corner of said Drainage Easement;
- 22) **THENCE**, North 88 degrees 34 minutes 53 seconds East, along the said south right-of way line of F.A.A. Boulevard, the north line of said Dallas-Fort Worth Regional Airport Board tract and the north line of said Drainage Easement, a distance of 50.32 feet to the **POINT OF BEGINNING** and containing 22,568 square feet or 0.518 acre of land, more or less.

**Notes:**

1. A plat of same survey date herewith accompanies this property description.
2. All bearings herein are based on the Texas State Plane Coordinate System, N.A.D. 83 (2011 Adj.), North Central Zone, 4202. All coordinates shown are grid values and may be converted to surface by multiplying by the TxDOT combined conversion factor of 1.00012.
3. The station and offset information herein refers to the existing right-of-way centerline for SH 360(CSJ: 8002-01-024).

**SURVEYOR CERTIFICATION**

I, Kyle Coleman Harris, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this property description and accompanying survey sketch are based on actual on the ground survey made in July 2017.

 2/5/19  
\_\_\_\_\_  
Kyle Coleman Harris, R.P.L.S.  
Texas Registration No. 6266  
Pacheco Koch Consulting Engineers, Inc.  
7557 Rambler Road, Suite 1400  
Dallas, TX 75231  
(972) 235-3031  
Texas Reg. Surveying Firm LS-100080-00



| CURVE TABLE |           |        |        |               |        |
|-------------|-----------|--------|--------|---------------|--------|
| C           | D         | R      | L      | CB            | CL     |
| C1          | 91°48'18" | 14.00' | 22.43' | S 46°33'25" E | 20.11' |
| C2          | 90°04'41" | 14.00' | 22.01' | S 44°23'05" W | 19.81' |

LOT 1, BLOCK 1  
AMERICAN AIRLINES ADDITION  
VOL 388-45, PG 97  
PRCTCT

DALLAS-FORT WORTH REGIONAL AIRPORT BOARD  
PLOT A - FLIGHT TRAINING ACADEMY SITE  
SAVE & EXCEPT LAND GRANTED TO THE STATE OF TEXAS  
BY THE CITY OF FORT WORTH  
VOL 6653, PG 863  
DRCTCT

D = 13°58'20"  
R = 715.14'  
L = 174.39'  
CHB = N81°35'44"E  
CHL = 173.96'

5/8" IRON ROD W/  
"PACHECO KOCH" CAP SET  
SH 360 STA: 72°52.42  
OFFSET: 458.63' RT

F.A.A. BOULEVARD  
(60' RIGHT-OF-WAY)

S73°15'53"W  
114.60'  
N73°15'53"E  
114.60'

| LINE | BEARING       | DIST.   |
|------|---------------|---------|
| L1   | S 16°13'31" E | 100.90' |
| L2   | N 89°20'44" E | 12.06'  |
| L3   | S 00°39'16" E | 49.19'  |
| L4   | N 89°20'45" E | 18.48'  |
| L5   | S 00°39'16" E | 67.74'  |
| L6   | N 87°32'27" E | 20.70'  |
| L7   | N 08°16'18" W | 31.44'  |
| L8   | N 82°06'58" E | 11.13'  |
| L9   | S 79°31'56" W | 11.09'  |
| L10  | N 10°23'12" W | 17.49'  |
| L11  | S 89°25'26" W | 28.51'  |
| L12  | S 00°39'16" E | 38.47'  |
| L13  | S 70°28'40" E | 19.21'  |
| L14  | S 00°58'45" E | 12.94'  |
| L15  | S 77°02'51" W | 81.27'  |
| L16  | N 04°16'51" E | 114.11' |
| L17  | N 88°34'53" E | 50.32'  |

D = 13°58'20"  
R = 715.14'  
L = 174.39'  
CHB = N81°35'44"E  
CHL = 173.96'

N18°03'51"W  
148.73'

"X"-CUT SET  
SH 360 STA: 73°94.37  
OFFSET: 414.26 RT

N06°57'09"W  
109.05'

"X"-CUT SET  
SH 360 STA: 75°02.78  
OFFSET: 402.39' RT

17-16  
22,568 SQ FT  
0.518 ACRES

"X"-CUT SET  
SH 360 STA: 76°16.45  
OFFSET: 412.31' RT

60D NAIL SET  
SH 360 STA: 75°99.22  
OFFSET: 332.89' RT

VINCENT J. HUTTON SURVEY  
ABSTRACT NO. 681  
CITY OF EULESS  
TARRANT COUNTY

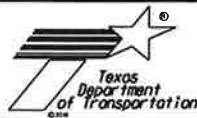
NOTES:  
- A DESCRIPTION OF EVEN SURVEY DATE HEREWITH ACCOMPANIES THIS PLAT.  
- ALL BEARINGS HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83(2011 ADJ.) NORTH CENTRAL ZONE, 4202. ALL COORDINATES SHOWN ARE GRID  
VALUES AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE TXDOT COMBINED CONVERSION FACTOR OF 1.00012.  
- THE STATION AND OFFSET INFORMATION HEREIN REFERS TO THE EXISTING RIGHT-OF-WAY CENTERLINE FOR SH 360(CSJ: 8002-01-024).

# LEGEND

EASEMENT LINE  
EXISTING ROW LINE  
TXDOT ACQUISITION LINE  
ACCESS DENIAL LINE  
PROPERTY LINE  
SURVEY ABSTRACT LINE  
CENTERLINE

- FOUND 5/8" IRON ROD WITH "KHA" CAP
- ⊗ FOUND 5/8" IRON ROD WITH "PACHECO KOCH" CAP
- ⊙ FOUND TXDOT 4" BRONZE RIGHT OF WAY DISK
- ⊕ FOUND 5/8" IRON ROD WITH "DFW BOUNDARY" CAP
- 60D NAIL SET (UNLESS OTHERWISE NOTED)

- POB - POINT OF BEGINNING
- ROW - RIGHT OF WAY
- VOL - VOLUME
- PG - PAGE
- DRCTCT - DEED RECORDS, TARRANT COUNTY, TEXAS
- PRCTCT - PLAT RECORDS, TARRANT COUNTY, TEXAS
- OPRTCT - OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS



TRACT 17-16  
0.518 ACRES

DATE: 05 FEB. 2019 PAGE: 4 OF 4

| STATE | DIST. | COUNTY  |         |
|-------|-------|---------|---------|
| TEXAS | FTW   | TARRANT |         |
| CONT. | SECT. | JOB     | HIGHWAY |
| 2266  | 02    | 155     | SH 360  |

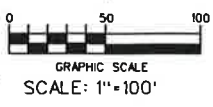
S04°39'46"W  
100.41'

S00°35'26"E  
134.69'

ACCESS DENIAL LINE

STATE OF TEXAS  
VOL 5561, PG 389  
DRCTCT

STATE OF TEXAS  
VOL 3223, PG 3  
DRCTCT



POB  
SH 360 STA: 72°51.79  
OFFSET: 408.31' RT  
N: 6,988,752.10  
E: 2,410,001.23

SH 360 SBSR  
STA 29°36.48  
290.00 RT-  
FAA BLVD  
STA 10°00.00

SH 360  
STA 72°38.88  
FAA BLVD  
STA 12°90.23

SH 360  
STA 72°80.00-290.00 RT-  
SH 360 SBSR  
PC STA 29°95.21

STATE OF TEXAS  
VOL 5530, PG 221  
DRCTCT

STATE OF TEXAS  
VOL 3223, PG 3  
DRCTCT

D = 05°33'15"  
R = 1,462.40'  
L = 141.76'  
CHB = S04°31'52"E  
CHL = 141.71'

5/8" IRON ROD W/  
"PACHECO KOCH" CAP SET  
SH 360 STA: 74°46.80  
OFFSET: 308.86' RT

D = 03°47'45"  
R = 1,462.40'  
L = 96.88'  
CHB = S09°12'22"E  
CHL = 96.87'

5/8" IRON ROD W/  
"PACHECO KOCH" CAP SET  
SH 360 STA: 75°95.80  
OFFSET: 294.54' RT

D = 02°16'25"  
R = 1,462.40'  
L = 58.03'  
CHB = S12°14'27"E  
CHL = 58.03'

SH 360  
STA 75°92.70-255.45 RT -  
SH 360 SBSR  
PT STA 33°10.45  
SH 360 STA: 75°99.45  
OFFSET: 282.94' RT

S13°22'40"E  
34.56'

SERVICE ROAD  
SB SH 360  
ACCESS DENIAL LINE

S13°22'40"E  
254.98'

STATE HIGHWAY 360  
(VARIABLE WIDTH RIGHT OF WAY)